

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Allen Development Group, Inc.
Site Plan review

Case #: 7-R-02

Job Location: 501 – 505 SE 9th St

Date: 1/22/02

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
2. The following engineering plans shall be provided for review and evaluation prior to obtaining DRC authorization :
 - a. Paving and drainage Plan (P & D)
 - b. Water and Sewer Plan.
 - c. Pavement, Marking and Signing Plan.
 - d. Details and Specifications Sheets.
3. The site plan LS-1 indicates a sidewalk existing along S.E. 9 Street. There is no existing sidewalk. Please correct plan and show a new sidewalk and indicate thickness of 6-inch through drive portion while 4-inch thick in pedestrian only areas.
4. Provide a stop sign and bar just inside the property line at exit.
5. Show swales per standard City detail p2.1.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Allen development Group Inc.

Case #: 07-R-02

Date: 1-22-02

Comments:

Provide flow test and show hydrant location.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Allen Development Group, Inc.
Chepstow Mews

Case #: 07-R-02

Date: January 22, 2002

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Allen Development Group, Inc./
Chepstow Mews

Case #: 07-R-02

Date: 1/22/02

Comments:

1. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.
2. Add rain sensor requirement to irrigation note.
3. Provide the canopy spread reqts. for trees in the R.A.C., which would be 8' with 6' ground clearance.
4. Add the calculation for the required 20% landscape area for the V.U.A. to the calculation list (to verify that this requirement is met).

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Allen Development Group, Inc./
Chepstow Mews

Case #: 7-R-02

Date: January 22, 2002

Comments: This proposal is for the development of five (5) multifamily units in RAC-CC zoning that will require Site Plan Level II review.

1. Development must comply with ULDR Sec. 47-13.20.B, Downtown RAC General Design and Density Standards. Provide a narrative indicating compliance with these standards.
2. Dimension front setback on site plan.
3. Identify outlines and use of adjacent buildings on site plan.
4. This proposal is subject to a 30-day call up by the City Commission following DRC review.
5. Provide street trees pursuant to Sec. 47-13.20.H.7.
6. Confirm dwelling unit availability in South Downtown RAC. Discuss whether applicant is requesting allocation of flex or reserve units. Pursuant to Sec. 47-28.1.L, a request for reserve units requires demonstration that the use of reserve dwelling units supports and implements the specific goals, objectives and policies of the City's Land Use Plan. Contact Stacey Dahlstrom at 828-5298 to confirm availability.
7. Provide a copy of the recorded plat and any amendments.
8. Provide 7-foot sidewalk.
9. Discuss circulation with Engineering representative.
10. Provide additional architectural detailing on the north elevation.
11. Response to all comments shall be provided within 90 days or project may be subject to additional review.
12. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: Allen Development Group, Inc./
Chepstow Mews

Case #: 07-R-02

Date: 1/22/02

Comments:

The hidden entries violate the CPTED principle of natural surveillance and therefore this design concept must be addressed.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Allen Development Group, Inc./
Chepstow Mews

Case #: 7-R-02

Date: 1/22/02

Comments:

1. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC.
2. Picket fence/masonry wall shall be setback three (3) feet from the property line in accordance with section 47-19.5.B.2 in nonresidential zoning districts.
3. Discuss site circulation and back-out of northern most unit with applicant and Engineering representative.
4. Additional comments may be forthcoming at DRC meeting.